

REALTY BOOM IS 14 MILLION STRONG

Connecticut to Become "Fifth"
Avenue of Washington's
Business Progress.

Lower Connecticut avenue is in the midst of a \$14,000,000 building boom.

Three colossal constructions, the Walker Hotel, the new transportation building and the future home of the Chamber of Commerce, represent a total of \$12,000,000, while buildings along the avenue top the \$2,000,000 mark. This marks an unparalleled building era for this section, gigantic in size and destined to transform the appearance of the avenue.

The Walker Hotel, according to building plans, will be one of the most modern hostleries in this section of the country. It will cost over \$7,000,000 and cover 60,000 square feet of ground at Connecticut avenue and DeSales street. Far-sighted merchants of New York, one prominent realtor claims, are looking on the avenue with envious eyes. They will inevitably locate here, he declares.

A center of tremendous increases in real estate values, the Walker Hotel serves as a magnet to exclusive business shops. Since the announcement of the development of the hotel property in that vicinity has risen to an unprecedented crest. In that particular section one realtor is known to have paid \$40 a square foot for ground.

This gigantic structure will devote its first two floors to public rooms, restaurants, palm court, lounge, ballroom mezzanine and peacock alley. The ground floor will cover an area of one acre and one-half, while the space on all floors will be equal to fourteen acres of land. The peacock alley will wind its way 400 feet long through an array of spacious rooms.

Approximately 1,050 rooms will house the guests. According to the Walker Hotel Corporation, which owns and operates the project, the structure will be completed by October, 1923. Allen E. Walker is president of the corporation.

Rumors were current this week that one prominent realtor is considering the erection of a theater in that particular location.

No map of Connecticut avenue is complete, so rapid has been the development there. Speed has marked every project along the avenue. It is said that a well-known merchant in the vicinity of Rhode Island avenue and Connecticut avenue will soon erect a ten-story building. Then, too, several prominent realtors have just purchased property along the avenue, with a view to develop an extensive project.

Living at the foot of the avenue at H street will stand the new home of the Chamber of Commerce, a \$2,500,000 project. It will be five stories high and will be completed within twelve months. With an increased force of workers, the chamber will serve as an impetus to an enlarged population here.

The transportation building, which will boast of several business offices, will be located at Seventeenth and H streets, costing approximately \$3,000,000. Nine stories high, the new structure is destined to become a center of much business activity. The Real Estate Investment Company has charge of the rentals.

Near Central High School

\$4,350; on easy terms. A dandy home of six rooms and tiled bath. Colonial front porch. Hot-water heat and electricity. A convenient neighborhood, just off 14th street. Let us show it to you.

Brookland
\$9,250. A very complete home. Six rooms, tiled bath. Garage. Occupied by owner. Possession at early date.

For Investors and Speculators
Georgia avenue. A six-room house which can be converted into business. First Commercial Zone. Price, \$5,500.

Another Good Buy
A group of seven houses in a good section (including corner). Now renting for over \$2,000 per year. These houses may be sold off separately. Price, \$14,500.

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NEW HOMES

For Colored Purchasers
5 Blocks From Capitol

CONVENIENT
TO CARS

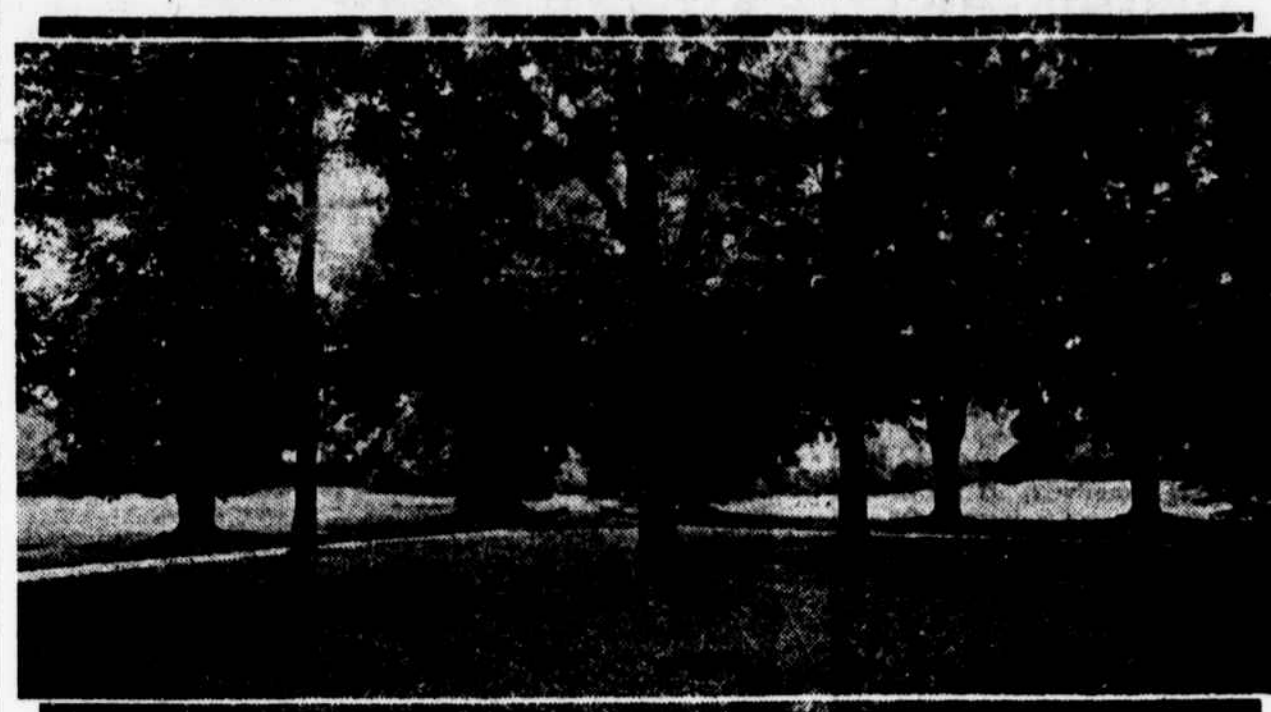
Price \$3,950.00

\$500.00 CASH

Balance \$35.00 Per Month
Including All Interest.

Wm. H. Saunders & Co.
1433 K St. Main 1016

SCENIC BEAUTY OF WOODSIDE PARK LURES HOME SEEKERS



This scene was taken from Woodside Park, one of the most attractive subdivisions in this vicinity. It was formerly known as the Noyes farm. Woodside Development Corporation is the instigator of this project, and Hopkins Land Co., Inc., and Thomas E. Jarrell are the sales agents.

HOTEL WALKER TO BE AMONG GREATEST

When Completed Will Be 153
Feet Wide and 455
Feet Long.

The magnitude of the Hotel Walker, Connecticut avenue and DeSales street northwest, is not known to the majority of Washington boosters. Following are some facts about this gigantic hostelry.

Located on the southeast corner of Connecticut avenue and DeSales street, northwest, the Walker Hotel will stand on one of the most growing business streets in the city. With a frontage of 153 feet on Connecticut avenue, the hostelry will stretch 455 feet on DeSales street and 140 feet on Seventeenth street. It will be the most elaborate erection ever attempted in this section of the country.

The first two floors will contain sumptuous public rooms, restaurants, palm court, lounge room,

Gigantic World Port Is Planned For Alexandria

IMPORTANT commercial interests in this section of the country are considering the inauguration of a gigantic world port project at Alexandria, Va. Realtors of the city claim that the greatest real estate activity in the history of the Capital will take place providing a project of this sort is successfully completed. Thousands of families will locate here they declare, and construction will progress in every section of the District.

Real estate men of Alexandria are pushing these plans, for they realize what a project of this sort would mean to their city. Although only tentative plans have been formulated, it is claimed that a decision will be made the first part of next year.

mezzanine, with promenade twenty-four feet wide and nearly 400 feet long.



CHEVY CHASE IS FAVORITE IN MARKET

Most Comely Residential Park
Is Attracting Home-Seekers
From All Parts of Capital.

Caught in the whirl of a nationwide realty boom, Washington exclusive land developments are reflecting the most healthy condition ever known in the city.

Outstanding because of its rapid strides, Chevy Chase Terrace, termed Washington's most comely residential park, is a fair example of the subdivision development now in progress in the Capital. Minor Cooper and Gray, Inc., instigators of the Chevy Chase Terrace, report property sales in that section aggregating more than \$122,000 in value. Reports of this character indicate the city-wide movement of residents to move to the envying sections of the city. The call for property in the suburb has been stronger this year than ever before. Hundreds of buyers of property have inspected subdivisions, and a majority have succumbed to the urge of home ownership.

Chevy Chase Desirable. It is conceded by those familiar with Washington that Chevy Chase holds the unique position of being located in the most desirable section of the city. Chevy Chase Terrace, situated in the very center of this area, has lured many buyers to the point of actual purchase because of its tempting location.

In these modern days persons desire to locate away from the hurry and bustle of a thriving city. They demand scenic beauty, location, moderate prices, and above all exclusiveness. Chevy Chase Terrace, according to Minor Cooper and Gray, Inc., claim that its subdivision boasts of these requisites.

Commanding a view overlooking the entire property of Chevy Chase Club, the rolling Bradley Hills, Edgemoor and Drummond, Chevy Chase Terrace is considered to hold the most enviable position in this section of the country. It is claimed that the improvements installed at the terrace are superior to any subdivision in the city.

One-third of the area of this attractive tract has been sold in the past few weeks. Desirable plots are still unsold, but it is understood that the entire section will soon pass into the hands of discriminative buyers.

RENTS IN OCTOBER REGISTER INCREASE

Fire Losses Only Slightly Less
Than Shown in September.

The amount of floor space contracted for in October building contracts increased over September, in contrast to the usual decline at this season. Residential and industrial buildings accounted for the increase. The value of contracts let in October declined and was the lowest since last February. Fire losses were only slightly less than the record September losses.

Lumber production, as evidenced by Douglas fir and North Carolina pine figures, the only ones available at this writing, increased in October. The price of lumber was firm. Production of both oak and maple flooring increased but unfilled orders declined.

Warning is sounded to those future home builders to investigate this subdivision before the land has been sold. "Select early," is the advice of those who have already purchased there. Chevy Chase Terrace can be reached in the following manner: Drive out Connecticut avenue to Bradley lane, out Bradley lane to Wisconsin avenue, turn to the left for 150 feet to the property; or drive out Massachusetts avenue to Wisconsin avenue and out Wisconsin avenue to the property. It can also be reached by taking the Connecticut avenue street car or Rockville car and walk to the property. Terms Are Given.

One of the many features of the tract is the plan to keep the grounds in perfect order by a resident association. Buyers will enjoy the full restriction of property there. Lots in that section are selling for \$600 to \$1,500. Terms are 10 per cent cash, the balance to be paid over a period of four years. Minor, Cooper and Gray, Inc., have offices in the District National Bank, 702-704.

Buyers of property there have already started their building programs. Plans for twelve homes are now under way. The erection of a 75-foot-wide boulevard in Chevy Chase Terrace has been completed, and plans are now being formulated for the building of another thoroughfare.

It is claimed that the terrace possesses an altitude higher than that of any other surrounding division. It is expected hundreds of Washingtonians will inspect this subdivision.

Takoma Park.

Attractive New
Semi-Bungalow

Situated on large lot and commanding beautiful view of surrounding country. House has six large rooms and bath; also breakfast room; hardwood floors; hot-water heat, electric lights. Sacrifice price. Very reasonable terms.

Wm. H. Saunders & Co.
1433 K St. N. W.
Main 1016.

WASHINGTON ENTERPRISES SHOW MARKED INCREASE

Here's a healthy sign for a prosperous city.

Manufacturing interests are rapidly increasing in Washington. There are 600 enterprises located here, 15,000 persons engaged in their operations, representing \$65,000,000 invested capital.

Limited to an area of only sixty-nine and one-quarter miles, all of

these activities are subdivided into 6,327 squares, or blocks. The national Government owns about one-half of the real estate in this section. The tax rate for all purposes has never been greater than \$1.50 minimum to \$1.95 maximum per hundred. The deed of trust form of lien used in the District vests the mortgages, trustees, with power to provide for taxes and fire insurance, foreclosure and convey without court proceedings of right of mortgagee to redeem, and the interest rates are legal up to 8 per cent.

BUILD THE "LEWIS WAY"

Building money is now comparatively easy to get. Come in and let me explain to you how you can finance your home to the best possible advantage. We take out your permits and supervise your construction. Don't forget that the local supply of materials is badly depleted, but we are able to make prompt shipments. If you haven't a Lewis Book of Homes, you can procure one at this office for 25 cents.

Call MAIN 5253 today and we will gladly make an appointment and go over in detail "The LEWIS HOME PROPOSITION."

We will be compelled to make a substantial increase in prices January 1.

GUY S. ZEPP

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MAIN 5253

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Consult me when you want to buy or build a home or re-finance your property. My services are at your disposal.

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"Real Estate Loan Specialist"

717 14th Street N. W.

Main 4289

The beauty of the landscape surrounding Jefferson Park is in keeping with the high types of homes to be constructed.



Type of home to be constructed by E. H. Mosher, engineer contractor, Munsey Bldg., Washington, D. C.

A New Suburb for those who Appreciate Fine Things!

Jefferson Park Only 18 Minutes From the Heart of Washington

ON the upper side of the Mt. Vernon Highway, only 5 miles from the Potomac Park entrance to the Highway Bridge. A beautiful spot, overlooking the majestic Potomac—high and healthy.

Rigid building restrictions will protect buyers; the environment will be perfect.

Streets will be 40 feet wide; cement gutters, sewers, sidewalks, electricity, and water are a few of the modern improvements destined to make Jefferson Park an outstanding development.

Lots range in size from those with a 60-foot frontage to sites containing 2 acres. A plot of ground will be set aside for the erection of a club house and the building of tennis courts and a swimming pool, later to be taken over by a club to be formed.

The services of the company's architect will be available to purchasers, without cost. Homes will be of reinforced concrete construction finished in stucco, in two-tone colors, with Spanish style roofs. They will be artistic, comfortable, and up to date in every way. Built-in garage if desired.

To appreciate Jefferson Park you must see it. Pay it a visit today or Sunday. Accessible by car line, bus line, or auto.

Drive over Highway Bridge, take road to right (Mt. Vernon Boulevard), look for Jefferson Park sign on upper side of road.

Gatewood S. Bennett Exclusive Agent } 837 Continental Trust Building
14th and H Streets North West

\$1,000 CASH

And Monthly Payments

New six-room house with every modern improvement in beautiful Lyon Park, Va. One block from trolley.

ALSO

Modern five-room Bungalow, \$6,500.
Five-room Bungalow, one acre of ground, \$4,500.

Inspect These Homes
Today

Inquire at Lyon Park Office

How to Reach Lyon Park

1. Take Falls Church line trolley at Mount Vernon Railway Station, 12th street and Pennsylvania avenue. Get off at Lyon Park Station. Commutation fare, 10¢ cents.
2. Drive over Highway Bridge and Military road, over concrete road south of Arlington Cemetery to Hatfield and thence on road along trolley to Lyon Park.
3. Phone Main 1145 for salesman to drive you to property.

RUBY LEE MINAR

Lyon Park Office Phone Clarendon 487